

MINUTES  
REGULAR COUNCIL MEETING  
TOWNSHIP OF MONROE  
FEBRUARY 10, 2014

A.) OPENING CEREMONIES

**CALL TO ORDER**

The Regular Council Meeting of the Township of Monroe was called to order at approximately 8:00 PM by **Cncl. Vice-Pres., Rich DiLucia** in the Court Room of the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.

This meeting was advertised pursuant to the New Jersey Open Public Meetings Act (NJSA 10:4-6 thru 10:4-21). Notices were placed in the official publications for Monroe Township (i.e.: South Jersey Times, the Courier Post and the Sentinel of Gloucester County). A copy of that notice is posted on the bulletin board at the Municipal Complex.

**Cncl. Vice- Pres., Rich DiLucia** stated the Clerk has placed a sign-in sheet at the rear of the Court Room. If anyone would like to address Council during the Public Portion, please sign in and you will be asked to come forward to the microphone. Kindly state your name for the record.

**SALUTE TO FLAG - INVOCATION**

**Cncl. Dilks** led the assembly in the Pledge of Allegiance to Our Flag and **Cncl. Bryson** offered the Invocation.

**ROLL CALL OF TOWNSHIP OFFICIALS**

|  |         |         |
|--|---------|---------|
| Cncl. Walter Bryson                    | Present |         |
| Cncl. Frank Caligiuri                  | Present |         |
| Cncl. Marvin Dilks                     | Present |         |
| Cncl. Rich DiLucia                     | Present |         |
| Cncl. William Sebastian                | Present |         |
| Cncl. Daniel Teefy                     | Present |         |
| Cncl. Pres., Ronald Garbowski          |         | Excused |
|  |         |         |
| Mayor Michael Gabbianelli              | Present |         |
| Solicitor, Charles Fiore               | Present |         |
| Business Adm., Kevin Heydel            | Present |         |
| Engineer, Chris Rehmann                | Present |         |
| Dir. Finance, Jeff Coles               | Present |         |
| Dir. Of Code Enforcement, George Reitz | Present |         |
| Dir. Of Public Safety, Jim Smart       | Present |         |
| Dir. Of Public Works, Bob Avis         | Present |         |
| Township Clerk, Susan McCormick        | Present |         |

**PRESENTATION**

**Cncl. DiLucia** welcomed to the meeting three members of Boy Scout Troop 161 who were in attendance as part of their assignment.

**APPROVAL OF MINUTES**

**Cncl. Sebastian** made a motion to approve the minutes as submitted of the Work Session and Regular Council Meeting of January 27, 2014. The motion was seconded by **Cncl. Bryson** and unanimously approved by all members of Council in attendance.

B.) CORRESPONDENCE - None

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C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION

**Cncl. Bryson** made a motion to open the Resolutions Scheduled - Public Portion. The motion was seconded by **Cncl. Teefy** and unanimously approved by all members of Council in attendance. With no one wishing to speak **Cncl. Sebastian** made a motion to close the Resolutions Scheduled - Public Portion. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

**R:47-2014** Resolution Of The Township Council Of The Township of Monroe Opposing Privatization Of Toll Collection Services On The New Jersey Turnpike And Garden State Parkway

**Cncl. Dilks** made a motion to approve Resolution R:47-2014. The motion was seconded by **Cncl. Bryson** and approved by all members of Council in attendance with the exception of **Cncl. Caligiuri** who **Abstained**.

**R:48-2014** Emergency Temporary Resolution Prior To Adoption Of The Budget Township Of Monroe, County Of Gloucester

**Cncl. Sebastian** made a motion to approve Resolution R:48-2014. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

**R:49-2014** Resolution Of The Township Council Of The Township Of Monroe Authorizing The Installation Of a Cell Tower On The Township Of Monroe Property Located At Block 8601, Lot 24 Within The Township Of Monroe

**Cncl. Bryson** made a motion to approve Resolution R:49-2014. The motion was seconded by **Cncl. Sebastian**.

**Cncl. Caligiuri** questioned whether this location was the Cecil Fire Company property and whether it was the County Communications tower, not a cell tower. Mr. Heydel advised it is the Cecil Fire Department property and it is a communications/cell tower. **Cncl. Caligiuri** noted the County Communications tower is essentially a cell tower but it is his understanding that they can put up to six platforms on that tower. Mr. Heydel noted in his conversation with Tom Butts if the County puts any private company's antennas on that tower the township will get a certain percentage of that revenue. **Cncl. Caligiuri** questioned what that percentage would be, as he believed it is 20%. Mr. Heydel was not sure, noting it is the standard percentage given to other municipalities. **Cncl. Caligiuri** requested Mr. Heydel thank Mr. Butts for including him on that discussion.

**Resolution R:49-2014** was unanimously approved by all members of Council in attendance.

**R:50-2014** Resolution Authorizing The Mayor Of The Township Of Monroe To Enter Into A Contract With The Township Physician For The Year 2014

**Cncl. Sebastian** made a motion to approve Resolution R:50-2014. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

**R:51-2014** Resolution Releasing The Performance Guaranty Posted For "Carriage Glen" Section 2, Subdivision #1696, Block 10301, Lot 16 And Substituting A Maintenance Guaranty In The Amount Of \$108,841.00

**Cncl. Bryson** questioned Engineer Chris Rehmann on whether the street was paved in Carriage Glen. Mr. Rehmann advised it has been paved and all the improvements have been completed for that one particular section. Carriage Glen was broken up into ten different small sections and they have agreed to be responsible for snow removal because there is no way the township can be responsible for just one section in that development.

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C.) RESOLUTIONS SCHEDULED - PUBLIC PORTION (cont'd)

**Cncl. Bryson** made a motion to approve Resolution R:51-2014. The motion was seconded by **Cncl. Sebastian** and unanimously approved by all members of Council in attendance.

**R:52-2014** Resolution Authorizing The Execution Of A Contract For A Prosecutor Of The Municipal Court Of The Township Of Monroe Commencing January 1, 2014

**Cncl. Dilks** made a motion to approve Resolution R:52-2014. The motion was seconded by **Cncl. Sebastian** and unanimously approved by all members of Council in attendance.

**R:53-2014** Resolution Awarding A Contract For Professional Services To Adams, Rehmann & Heggan Associates, Inc. For Services Associated With The Preparation Of Drainage Design Plans For W. Lois Drive Drainage Improvements As Part Of The FY2013 CDBG Project Within The Township Of Monroe, County Of Gloucester, State Of New Jersey

**Cncl. Caligiuri** made a motion to approve Resolution R:53-2014. The motion was seconded by **Cncl. Sebastian** and unanimously approved by all members of Council in attendance.

**R:54-2014** Resolution Awarding A Contract For Professional Services To Adams, Rehmann & Heggan Associates, Inc. For Services Associated With The Preparation Of A Remedial Investigation Report Addendum For The Former ATS Site, Block 9901, Lot 14, Within The Township Of Monroe, County Of Gloucester, State Of New Jersey

**Cncl. Sebastian** made a motion to approve Resolution R:54-2014. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance.

D.) ORDINANCES

**Cncl. Vice-Pres., DiLucia** turned this portion of the meeting over to **Ordinance Chairman, Cncl. Sebastian**. **Cncl. Caligiuri** made a motion to open the Public Hearing for Ordinance O:01-2014 and O:02-2014. The motion was seconded by **Cncl. Dilks** and unanimously approved by all members of Council in attendance. With no one wishing to speak **Cncl. Bryson** made a motion to close the Public Hearing. The motion was seconded by **Cncl. Caligiuri** and unanimously approved by all members of Council in attendance.

**O:01-2014** An Ordinance Of The Township Council Of The Township Of Monroe Appropriating A Sum Not To Exceed \$400,000.00 For The Purchase And Installation Of Lighting And Other Parks And Recreation Facility Improvements

**Second Reading:** The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

**Cncl. Teefy** made a motion to approve Ordinance O:01-2014 for Second Reading and Public Hearing. The motion was seconded by **Cncl. Dilks**.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:01-2014**  
**6 AYES, 1 ABSENT (Garbowski)**

**Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent.** Ordinance O:01-2014 was duly approved for Second Reading and Public Hearing.

**O:02-2014** An Ordinance Of The Township Council Of The Township Of Monroe To Amend Chapter 267 Of The Code Of The Township Of Monroe, Entitled "Vehicles And Traffic"

**Second Reading:** The above ordinance was published in an official publication for the Township of Monroe. This portion was opened to the public.

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D.) ORDINANCES (cont'd)

Cncl. Teefy made a motion to approve Ordinance O:02-2014 for Second Reading and Public Hearing. The motion was seconded by Cncl. DiLucia.

**ROLL CALL VOTE TO APPROVE ORDINANCE O:02-2014**

**6 AYES, 1 ABSENT (Garbowski)**

**Tally: 6 Ayes, 0 Nays, 0 Abstain, 1 Absent.** Ordinance O:02-2014 was duly approved for Second Reading and Public Hearing.

**O:03-2014** Calendar year 2014 Ordinance To Exceed The Municipal Budget Appropriation Limits And To Establish A Cap Bank (N.J.S.A.40A:4-45.14)

**First Reading:** A copy of this ordinance was posted on the bulletin board at the Municipal Complex. Additional copies were made available to the public.

Cncl. Teefy made a motion to approve Ordinance O:03-2014 for First Reading and Publication. The motion was seconded by Cncl. DiLucia and unanimously approved by all members of Council in attendance.

E.) REPORTS AND OTHER MATTERS

Cncl. Bryson thanked the Boy Scouts and their leaders for attending the meeting and invited them to attend future meetings.

Cncl. Caligiuri reported on January 29<sup>th</sup> he attended the Public Safety Committee Meeting where budget items for the Fire Company were discussed. He pointed out that Council serves as a Legislative Body and is responsible for approving the budget and does have the discretion to include items into the budget to accommodate our volunteer services but the authority to spend that money falls under the Administrative branch. He noted during the meeting he suggested that another meeting be held with the Mayor and Business Administrator present so that everyone is on the same page and knows what the agencies need so intelligent decisions regarding not only budgeting but also spending the money can be made. He noted if the Committee is inclined another meeting could be held to include the Administration who has the actual authority to spend the money. Cncl. Caligiuri noted on February 3<sup>rd</sup> he would have liked to attend the Open Space Committee Meeting but it was cancelled due to weather conditions. He reported a Redevelopment Committee Meeting was held on February 5<sup>th</sup> to discuss the residential component at the Acme site and the Committee elected to send that issue over to the Planning Board for their review also. He noted this would accommodate the Pineland Commission with respect to that residential component and what it triggers as far as the COAH requirement and we will have to act on the discretion of the Planner who is very well informed as far as those issues are concerned.

Cncl. Sebastian reported also attending the Public Safety Committee Meeting and noted he agreed with Cncl. Caligiuri in regards to getting information into the hands of the Mayor and the BA. The Ambulance Association has also requested a meeting regarding budgetary information and he questioned Mr. Heydel on whether he had received any information from either the Fire Company or the Ambulance Association. Mr. Heydel indicated he did not receive that information. Cncl. Sebastian felt that another Public Safety Meeting should be scheduled to get the Business Administrator involved. He also reported attending the Zoning Board Meeting on Tuesday, February 4<sup>th</sup> and noted the attorney and other professionals gave a short class on the basic duties and requirements of the Zoning Board of Adjustment.

Cncl. Teefy requested Mr. Heydel to send him a copy of the information sent to the Budget Committee. Mr. Heydel explained he sent the committee the initial paperwork, as he didn't want to send it to all of Council until the committee met to review it and then it will be sent to the rest of Council. He noted he did send to all of Council the tax base information that shows the penny decreased from \$271,519 to \$263,058, which is roughly a 3.2% drop, which will affect our budget. Overall the initial impact is somewhere in the vicinity of 5% and

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E.) REPORTS AND OTHER MATTERS (cont'd)

that will go to the people who got reductions over the last couple of years. He advised the impact will be nowhere near what it was last year. The biggest impact is not just the compliance plan it is also making up the loss in surplus, which was \$1.5 million dollars last year. **Cncl. Bryson** noted the budget meeting is scheduled for Tuesday, February 10<sup>th</sup>. The fire department's request will be discussed during the meeting but the budget has already been done. Mr. Heydel noted in the budget presentation the fire department budget has increased along with all of public safety budgets. He noted what the Public Safety Committee could request are capital items and those types of items are Council's decision. He noted he is trying to watch that because next year our capital payments are \$130,000.00 and that is with doing nothing. He noted in 2019 the drop is steep but we need to get there and anything that Council does will increase 2015, 2016, 2017 and 2018 until we see the drop off in 2019.

**Cncl. Caligiuri** noted there has been a lot of discussion regarding the Towing Ordinance and some idiosyncrasies and problems with some of the towers has been reported by one of the towers. He noted the original intent of the Towing Ordinance was to prequalify a certain number of towers so that if we had a catastrophic event such as an ice storm with disabled vehicles all over town we would have at our disposal potentially seven different towers each with two trucks to dig us out. So, one safety issue that comes to mind is if we have towers that are constantly going to be disqualified for different violations we should probably think about pre-approving maybe twelve towers and then whenever a tower becomes disqualified we have the authority built into the ordinance to repopulate the list of towers so that there is always seven towers on the list and we will not have to worry about knocking everybody off and winding up with one, two or three towers. He noted he wanted to pass that on to Council and the Ordinance Committee Chairman so it could be put on the next Ordinance Meeting agenda for discussion.

**Mayor Gabbianelli** reported the township has been getting clobbered with snow but there was some money left in the budget from last year to cover the \$70,000.00 cost of salt and overtime, which isn't bad for the snow we had. He noted the money was not transferred and was left in the budget for catastrophic years like this. The Mayor noted everyone did a good job and he urged them to keep up the good work.

**Engineer, Chris Rehmann** noted the ATS Action Remediation Plan cost is covered totally by a grant received from the Department of Environmental Protection. Mayor Gabbianelli noted he thought we had a clean bill of health on that property. Mr. Rehmann noted not on that property only on the Petro Kiryk site.

**Director of Public Safety, Jim Smart** echoed the Mayor's comments about the snow storms. He noted the roads were very passable and the bike trail, which many people use, was also cleaned off. He noted that was a good effort that he wanted to make sure did not go unnoticed.

**Cncl. Dilks** questioned whether Mr. Smart looked into the complaints reported by one of the towers at the last Council meeting. **Mr. Smart** noted he did look into it and was waiting for an official report from the Chief before he reported on that matter but unofficially he could say that when he called the Chief there was no known complaints with the exception of one that he is waiting for a report on in writing. He noted he has not received anything in writing regarding what was talked about at the last Council Meeting but so far there is nothing that shows any validity to them.

F.) GENERAL PUBLIC DISCUSSION

**Cncl. Teefy** made a motion to open the General Public Discussion. The motion was seconded by **Cncl. Sebastian** and unanimously approved by all members of Council in attendance. With no one wishing to speak **Cncl. Bryson** made a motion to close the General Public Discussion. The motion was seconded by **Cncl. Sebastian** and unanimously approved by all members of Council in attendance.

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G.) ADJOURNMENT

With nothing further to discuss Cncl. Dilks made a motion to adjourn the Regular Council Meeting of February 10, 2014. The motion was seconded by Cncl. Sebastian and unanimously approved by all members of Council in attendance.

Respectfully submitted,



Susan McCormick, RMC  
Township Clerk



Presiding Officer

*These minutes were prepared from excerpts of the tape-recorded proceedings of the Regular Council Meeting of February 10, 2014 and serve as only a synopsis of the proceedings. The official tape may be heard in the Office of the Township Clerk upon proper notification pursuant to the Open Public Records Law.*

Approved as submitted AmJ  
Approved as corrected \_\_\_\_\_

Date 2/24/14  
Date \_\_\_\_\_